



HOUSING NEWS

★ KEEPING HOUSING ISSUES IN THE FOREFRONT ★

DONOVAN NOMINATION TO LEAD HUD RECEIVES SENATE APPROVAL

On December 13, 2008, then-President-elect Obama submitted the name of Shaun Donovan to be the new Secretary of the Department of Housing and Urban Development. The Senate Committee on Banking, Housing and Urban Affairs held a hearing on Mr. Donovan's nomination on January 13, 2009, and the full Senate voted to confirm the nomination on January 22nd.



Mr. Donovan, 42, has served as Commissioner of the New York City Department of Housing Preservation and Development (HPD) since March 2004 by appointment of Mayor Michael Bloomberg. At HPD, he oversaw a \$7.5 billion "New Housing Marketplace Plan", which is scheduled to build and preserve 165,000 units of affordable housing in New York City. In September 2008, HPD announced that more than half of those units had been successfully funded. Before joining HPD, Mr. Donovan worked at Prudential Mortgage Capital Company as managing director of its FHA lending and affordable housing investments. He holds Masters degrees in Public Administration and Architecture from Harvard University.

Shaun Donovan is no stranger to HUD. During the Clinton Administration, he served as Deputy Assistant Secretary for Multifamily Housing at

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The Obama Housing Agenda—as shown at www.whitehouse.gov:

Affordable Housing Trust Fund: "Obama has supported efforts to create an Affordable Housing Trust Fund to develop affordable housing in mixed-income neighborhoods."

CDBG: "Obama and Biden will fully fund the Community Development Block Grant program and engage urban leaders across the country to increase resources to the highest-need Americans."

Disabilities: "[Obama will] support independent, community-based living for Americans with disabilities by enforcing the [Community Choice Act](#)...creating a voluntary, budget-neutral national insurance program to help adults who have or develop functional disabilities to remain independent and in their communities, and streamline the social security approval process."


No specific commitment is made regarding ending homelessness, aside from housing homeless veterans. 



HUD, the primary federal official responsible for privately-owned multifamily housing. At HUD, he ran housing subsidy programs that provided over \$9 billion annually to 1.7 million families and oversaw a portfolio of 30,000 multifamily properties with over 2 million housing units.



HUD's national profile will almost certainly rise as President Obama enlists the agency to help fix the foreclosure crisis and a host of other issues assailing the nation's housing market. In his speech introducing Mr. Donovan as his HUD nominee, President Obama said, "From providing shelter to those displaced by Katrina to giving help to those facing the loss of a home to revitalizing our cities and communities, HUD's role has never been more important. Since its founding, HUD has been dedicated to tearing down barriers in access to affordable housing - in an effort to make America more equal and more just. Too often, these efforts have had mixed results. ...In the end, expanding access to affordable housing isn't just about caring for the least fortunate among us and strengthening our middle class - it's about ending our housing mess, climbing out of our financial crisis, and putting our

economy on the path to long-term growth and prosperity." 

KC's Amethyst Place Completes Move to New Building

Amethyst Place has been providing housing and drug and alcohol recovery services for women and their children in Kansas City now for 8 years. The program has been located in an older building at 1102 Benton since its inception, but now a two-year plan to expand the program in size has reached fruition in the form of a new building at 2732 Troost. And as with the prior building, the new building and its program components represent a successful collaboration of the community that is typical of Kansas City.

The new Amethyst Place, 2732 Troost.



The old Amethyst Place building had seven two bedroom units for families in the program and one unit for offices. While not a bad building, the program wanted to update and expand its ability to offer supported housing for women in recovery with their children to more families, and so two years ago, the Amethyst Place Board of Directors developed a plan to do just that.

Eventually, the opportunity came to move into an apartment building designed by the prominent Kansas City architect [Nelle Peters](#), a woman who designed over 1000 residences, apartments and hotels in the Kansas City area during the 1920's and '30s. Move-in to the completely renovated building, which now has wheelchair access and a state-of-the-art security system with video and audio surveillance, took place in mid-January 2009. There are 11 program units and one unit for offices-- five two-bedroom units and six three-bedroom units for families. The Department of Mental Health (DMH) provides funding for the monthly rent and utilities for all the program units through its Rental Assistance Program (RAP). Each household pays 30% of its household income towards the rent. The landlord provides all the utilities as part of the monthly rent.

All the units are completely furnished when a family moves in. The furnishings including furniture, linens, bedding, kitchen ware, and home décor items. Each family that graduates from the program can take all the furnishings with them when they leave.

The diversity of community involvement with Amethyst Place is notable. [Operation Breakthrough](#) provides all the furnishing for each unit as well as day care services and after school programming for all the kids at Amethyst Place. ReDiscover and Renaissance West are the DMH Substance Abuse programs that are



A remodeled kitchen at Amethyst Place



involved in the program. Operation Breakthrough, DMH (represented by DMH Housing's Pat Brown), Family Drug Court, Children's Mercy Hospital, and the TIES Program (Team for Infants Endangered by Substance Abuse) are represented on the Amethyst Place Board of Directors as well as a number of other community agencies. Kim Carrington, a local attorney, is the president of the Board.

One of the best features of the new Amethyst Place location is the Urban Youth Community Center, which operates a year-round youth program for neighborhood kids in the basement of the building and in a commercial building just south of the property. The youth program is designing new programming geared to the children and their parents living at Amethyst Place. They provide tutoring, educational, and recreational program for children. They also host a free community meal once a week for the neighborhood residents.

Playground equipment has been donated by a local businessman and it will be installed in the spring of 2009. The new building has a large fenced yard that will make great secure play space for the kids. There is also a large patio on

the south side of the building that overlooks the playground. This will provide an excellent place for picnics and BBQs when the weather warms up. The property on which the building sits also has room to build an additional structure that could serve to expand the Amethyst Place program even further. According to Pat Brown, he and the agency's Board will be looking seriously into developing an expansion building in the next two years. 🏠

Missouri Agencies to Receive HUD Funding for Disabled Senior Housing

On January 13, 2009, HUD announced \$650 million in new grants to fund supportive housing for disabled seniors with very low incomes. According to HUD's web site, thousands of very low-income senior citizens and persons with disabilities will be able to find affordable housing. The funding will provide non-profit developers interest-free capital advances to produce accessible housing, offer rental assistance, and provide supportive services for the elderly and persons with disabilities through HUD's Section 202 and Section 811 grant programs.

Seven of these grants were awarded to non-profits in Missouri, for a total of 89 planned new units:

Project Location: Columbia

Non-Profit Sponsor: Burrell Behavioral Health, Inc.
Capital Advance: \$1,165,800
Three-year rental subsidy: \$105,000

Number of units: 10

The funds will be used to construct nine one-bedroom residential units for the very low income and one two-bedroom manager's unit. The design will consist of a ten-unit single story multifamily complex; units will be 500 square feet and will have one bedroom, full kitchen with dining space, bath and living room. The complex will include laundry facilities and a community room with full kitchen, computer stations and exercise equipment. The proposed site is near essential services such as shopping, churches, and public transportation.

Project Location: Jefferson City

Non-Profit Sponsor: New Horizons Community Support
Capital Advance: \$1,165,800
Three-year rental subsidy: \$105,000
Number of units: 10

The project is a Section 811 consisting of nine one-bedroom units for residents that are chronically mentally ill and



one two-bedroom unit for a resident manager. It will be located in Jefferson City, Missouri. Services will be provided through Community Support Program Services, Nutritional Assistance, Health Promotion and Maintenance and Individual Service Plans. Services will include employment assistance, housing, daily living skill development and education and skills development.

Project Location: Joplin

Non-Profit Sponsor: Ozark Center
Capital Advance: \$1,406,500
Three-year rental subsidy:
\$136,500
Number of units: 15

The award will be used to construct fourteen one-bedroom apartments to be occupied by adults diagnosed with chronic mental illness and one two-bedroom unit for occupancy by a resident manager. The building will be a one-story structure with community space consisting of a multi-purpose room, small kitchen, laundry area and office. The community room will provide space for the social interaction of the residents, as well as on-site training, education, and community meetings.


Project Location: Kansas City

Non-Profit Sponsor: Community Housing Network
Capital Advance: \$1,753,900
Three-year rental subsidy:
\$154,800
Number of units: 15

The awarded project will feature fourteen one-bedroom units, serving very low-income persons with disabilities, and a two-bedroom unit for the on-site

Furman Center Study: Supportive Housing Good for Neighborhoods

The [Corporation for Supportive Housing \(CSH\)](#) reports on a new study from New York University's Furman Center for Real Estate and Public Policy that confirms that supportive housing has a positive impact on neighborhoods and property values. While previous studies suggested a positive effect on property values, the Furman Center study is the most methodologically rigorous analysis to date examining supportive housing's impact on surrounding areas. Their findings are clear: supportive housing does not decrease property values and actually has a slightly positive effect on the value of adjacent properties. This positive effect grows over time as the market realizes how supportive housing has improved the landscape and contributed to the safety and security of the neighborhood.

CSH has long known about supportive housing's positive impacts on formerly homeless and vulnerable tenants; the Furman Study shows how supportive housing also benefits and strengthens our communities and neighborhoods as a whole. Read the complete [Furman Center Policy Brief on Supportive Housing](#) and learn more about their findings. 

manager. The building's design will incorporate mechanical system specifications so that residents can receive on-site training in the use of personal computers and accessing the Internet and/or have the ability to install and use personal computers in their apartments. Project amenities will include a laundry room and community room.

Project Location: Poplar Bluff

Non-Profit Sponsor: Family Counseling Center, Inc.
Capital Advance: \$1,064,200
Three-year rental subsidy:
\$105,000
Number of units: 10

The funds will be used to construct an Independent Living Project that will consist of nine one-bedroom units for very low income chronically mentally ill residents and a one-bedroom unit for the resident manager. The three buildings are single story, wood framed and each unit will consist of a kitchen/dining area, living room, bedroom and bath. The design will incorporate universal design to include dimensioned corridors, doorways, and counter heights; and be wheelchair accessible. The site is located near a major street and residential area.

Project Location: Springfield

Non-Profit Sponsor: Burrell Behavioral Health, Inc.
Capital Advance: \$1,416,900
Three-year rental subsidy:
\$126,600
Number of units: 14

The Capital Advance will enable the new construction of a 14 unit multifamily complex, serving very low income persons



with disabilities. The complex will also include a two-bedroom resident manager's unit. The project site is pleasantly surrounded by green spaces and recently constructed single family and multifamily housing. The building design includes plans for fully accessible laundry facilities and a community room with full kitchen, computer stations, and exercise equipment.

Project Location: St. Joseph

Non-Profit Sponsor: Progressive Connections

Capital Advance: \$1,677,600

Three-year rental subsidy: \$154,800

Number of units: 15

The awarded funds will be used to construct a fourteen unit complex, consisting of all one-bedrooms, which will provided much need affordable housing to persons with developmental disabilities. The building will be a one story structure designed with interior corridors. The planned community room will provide space for on-site training in independent living skills and employability including training in the use of computers and preparation for economic independence. 🏠

Mental Health Champions for 2009 Announced by DMH

In the [October 2008 issue of "Housing News"](#), we reported on the call for nominations for the second annual Mental Health Champions recognition held by the Department of Mental Health and the Missouri Mental Health Foundation. DMH

Housing submitted a nomination and for the second year in a row, we are very happy that the person we nominated is one of this year's winners.

DMH Housing nominated **Regina McKinney**, a Life Skills Coordinator and case manager at Friendship House, a transitional housing program in Kansas City for women in recovery. Regina and DMH Housing have a long history together—following her successful completion of the program at Friendship House as a resident, she received housing assistance through one of DMH's



earliest Shelter Plus Care grants for Kansas City in 1995. She then applied for and received an internship at Friendship House to work with residents there, and after that became a paid staff member with the agency in 2000.

In her time at Friendship House, Regina has assisted over 200 women find their way through the maze of recovery. She has also provided services to over 500 children whose mothers were working on addiction issue. Regina is working on her degree in addiction counseling at Graceland College and she

touches the lives of many others as the superintendent of the Sunday school program and president of the Outreach Ministries at her church.




The Other winners of recognition as Mental Health Champions are **Jamie Graham** and **Robert Qualls**. Jamie Graham has dedicated a large part of his life to advocating for people with disabilities. He has served as a Self-Advocate for the Missouri Planning Council for Developmental Disabilities and has been a member of the local and state People First Chapter for 12 years. He was inducted into the Special Olympics Hall of Fame for Courage and Service to People with Disabilities. Jamie is also a published author and recognized artist. His publications include two children's books: "Jamie's Bright and Happy Walk," and "Uncle Jamie's Super Helmet Show."

Robert Qualls has chaired the State Advisory Council for Comprehensive Psychiatric Services and was appointed by Governor Blunt to participate in the Transformation Leadership Work Group. Robert demonstrated courage in taping his personal story to educate the public about mental illness for a statewide Public Service Announcement. He has



participated in NAMI (National Alliance for the Mentally Ill) and continues to be a strong advocate for individuals with mental illness.

The second annual Mental Health Champions awards banquet will be held April 1, 2009, at the Capitol Plaza Hotel in Jefferson City. The ceremony will also honor Governor Warren Hearnes, Betty Hearnes, and Dr. Elmer Jackson with lasting Legacy Awards for their positive contributions to the field of mental health. You can reserve your tickets to the banquet using this [reservation form at DMH's web site](#). 

Funding News

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[Home Depot Foundation Announces 2009 Affordable Housing Built Responsibly Grant Program](#)

Deadlines: March 1, 2009, and July 1, 2009 (Letters of Inquiry)

Through the Affordable Housing Built Responsibly grant program, the [Home Depot Foundation](#) administers funding to nonprofit organizations whose missions align with the foundation's interests in supporting the production and preservation of affordable, efficient, and healthy housing.

The foundation makes grants to 501(c)(3) tax-exempt public charities in the United States and to charitable organizations in Canada. To better support its

mission, the Home Depot Foundation awards most of its grants by directly soliciting proposals from high-performing nonprofit organizations with demonstrated ability to create strong partnerships, impact multiple communities, and leverage grant resources. In order to identify potential future nonprofit partners or respond to unique community revitalization opportunities, a limited amount of unsolicited grant funding is set aside to be awarded through a competitive process.

Preference is given to proposals that encourage community involvement and result in the production, preservation, or financing of housing units for low- to moderate-income families. The most promising proposals will incorporate a number of "green" building design practices. Also, in 2009, preference will be given to

HUD

Encourages Early grants.gov Registration

Again this year, applicants for HUD programs except Continuum of Care will use the grants.gov website. HUD issued a notice in the Federal Register in December giving instructions for registering or renewing; the Notice also explains that one part of the registration process is expected to change in January.

See *Federal Register*, 12/5/08, pp. 74179-85 at [HUD's web site](#), or contact HUD's Office of Administration at 202-708-0667.



proposals that clearly demonstrate how urban forestry strategies will be utilized to create healthier, more vibrant communities.

The foundation makes Affordable Housing Built Responsibly grant decisions three times per year and grants typically range from \$50,000 to \$125,000 each.

Letters of inquiry are due on March 1, 2009, and July 1, 2009 (the November 2008 deadline has already passed). The foundation will consider only one proposal from the same organization per calendar year.

Visit the Home Depot Foundation Web site for complete program guidelines.

Link:

<http://homedepotfoundation.org/>



[Former Talk Show Host Jenny Jones Announces Continuation of Community Grant Program](#)

Deadline: Open

Talk show host and philanthropist Jenny Jones has announced that she will donate an additional \$1 million to continue her [Jenny's Heroes](#)



[community grant program](#). The Jenny's Heroes program awards grants to individuals who submit the best ideas for tangible, lasting community projects.

Jenny's Heroes provides grants of up to \$25,000 each to fund projects that promise long-term community benefits. Through the fifty grant recipients so far, funds have been used to provide items and services such as library books, school computers, firefighting gear, nursing home upgrades, sports equipment, free dental services, wheelchairs, coats for children in domestic violence shelters, and a running track at a women's prison. The program's focus is primarily on smaller communities where fundraising can be difficult.

For more information on Jenny's Heroes and grant guidelines, visit the program's Web site.

Link:
<http://www.jennysheroes.com/>



Regional Housing Meetings, March 2009

Staff from the [Missouri Housing Development Commission](#) will continue to facilitate regional housing meetings around the state. Attending one of these meetings is a great way to generate public discussion about housing and homelessness needs in your area. Please contact Heather Bradley-Geary, MHDC, at 816-759-7201 for further information. Below is the schedule for March 2009:

Regional Housing Meetings March 2009	
Date/Time	Location
3/3/09 9am	NECAC 917 Broadway Hannibal
3/3/09 2am	Kirksville Gardens Apts. 1501 S. Jamison Kirksville
3/4/09 9am	Green Hills Community Action 1506 Oklahoma Ave Trenton
3/4/09 2pm	Community Services, Inc. 1212 S. Main Maryville
3/5/09 10am	Pettis Co. Community Partnership 515 S. Kentucky Sedalia
3/9/09 10am	MASW 606 E. Capitol Jefferson City
3/10/09 9am	Cape Girardeau— location to be announced
3/10/09 2pm	DAEOC 99 Skyview Road Portageville
3/11/09 9am	Poplar Bluff— location to be announced
3/11/09 2pm	West Plains— location to be announced
3/12/09 9am	Church Army 501 S. 6th Branson

Department of Mental Health



Housing Team
1706 East Elm St., PO Box 867
Jefferson City, MO 65101
573-751-9206

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Liz Hagar-Mace, Director
Dirk Cable, Editor



Visit us on the Web at:
www.dmh.mo.gov/ada/housing/housingindex.htm

Contact us by email at:
housing@dmh.mo.gov